

Agenda Town of Mooresville Board of Commissioners

October 15, 2018

**Monday – 6:00 p.m.
Mooresville Town Hall**



Miles Atkins – Mayor

**Gary West
Commissioner-At-Large**

**Bobby Compton
Commissioner-At-Large**

**Eddie Dingler
Commissioner – Ward I**

**Thurman Houston
Commissioner – Ward II**

**Lisa Qualls
Commissioner – Ward IV**

**Barbara Whittington
Commissioner – Ward III**

**David W. Treme – Town Manager
Sharon Crawford – Assistant Town Attorney
Stephen P. Gambill – Town Attorney**

**Agenda
Town of Mooresville
Board of Commissioners
October 15, 2018
6:00 p.m. – Mooresville Town Hall**

- 1. Call to Order**
Invocation
Pledge of Allegiance
- 2. Proclamation honoring the Mooresville Spinners Baseball Team. (page 2)**
- 3. Swear in Police Officers.**
- 4. Consent Agenda**
 - a. Approve an addition to the minutes naming the following as party to the economic development agreement approved by the Town Board on August 6, 2018.**
Project Boxes – GIGA Data Centers
 - b. Consider a request from the Fire Department to purchase a spectroscopy Haz Mat ID System in the amount of \$104,185.19 to replace a 15 year old machine. This equipment will identify unknown solids, liquids and explosives. The current system is out of date and is not functioning correctly. Funds were approved in the FY 2019 budget. (page 3)**
 - c. Consider adopting a resolution to surplus ballistic vests, outer carriers, duty belts, magazine pouches, handcuffs and other related gear to the Mitchell Community College BLET program. (pages 4-5)**
 - d. Consider approving revisions to Section 3 Public Works and Section 7 Fire Department in the Services Policy Manual.**
 - e. Consider a request from Public Utilities to approve a contract with Fortech Inc. in the amount of \$60,414 for replacement of electrical components at the McCrary Creek Lift Station. Funds were approved in the FY 2019 budget.**
 - f. Consider the following change to the Town's Pay and Classification Plan:**
 - 1. Consider a request from Finance to reclassify a vacant Budget and Performance Measurement Manager #25 (Pay Grade 354; \$48,195-\$75,374) to a Budget Analyst (Pay Grade 354; \$48,195-\$75,374). (pages 6-8)**
 - g. Consider accepting for maintenance that street depicted as Langtree Campus Drive on the plat dated September 26, 2018 and prepared for Langtree Development Company LLC by Van Horn Hoover and Associates Inc. and being 1,688 linear feet in length.**
- 5. Financial Summary Report.**
- 6. Mooresville Travel and Tourism Authority Annual Report.**
- 7. Mooresville Downtown Commission Report.**

Town of Mooresville

Proclamation Honoring the Mooresville Spinners Baseball Team

WHEREAS, the Town of Mooresville wishes to recognize and honor the success of the Mooresville Spinners Baseball Team; and

WHEREAS, this dynamic team is a collegiate wooden bat team that has been in existence for five years and play their home games at Moor Park; and

WHEREAS, the Mooresville Spinners won a Conference and Tournament Championship as a previous member of the Carolina-Virginia Collegiate League; and

WHEREAS, the Mooresville Spinners won a championship in their inaugural season as a member of the Southern Collegiate Baseball League defeating the Concord Athletics 7-6 and 6-1 in a two out of three Championship Series; and

WHEREAS, the Mooresville Spinners should be commended for their extraordinary success and for the positive attention brought to their team, the Town of Mooresville and Iredell County.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners deem it an honor and pleasure to present this proclamation to the Mooresville Spinners Baseball Team and extend this expression of our pride in your accomplishments and our appreciation for the fine publicity you have brought to our community.

This 15th day of October, 2018.



Miles Atkins
Mayor



Thurman Houston
Mayor Pro Tem



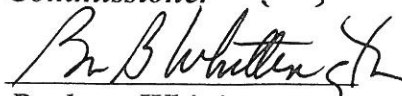
Eddie Dingler
Commissioner



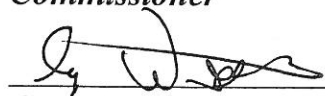
Bobby Compton
Commissioner



Lisa Qualls
Commissioner



Barbara Whittington
Commissioner



Gary West
Commissioner



**FEDERAL
RESOURCES**

Federal Resources Minimum Order is \$250

Federal Resources Supply Company
235-G Log Canoe Circle Stevensville, MD 21666

Official Quotation

DATE 9/27/2018
QUOTE NO. 092718CH1

NAME Jeff Styers		COMPANY Mooresville Fire - Rescue	SHIP TO ADDRESS		BILL TO ADDRESS (if different)		
CONTRACT VEHICLE GSA# GS-07F-9287S		TAX ID # 52-2133636	SALES PERSON Caroline Hurd		TERMS Net 30		
DUNS # 80-664-7801		CAGE CODE 1Q3Z9	EMAIL jstyers@moorevillenc.gov		Delivery ARO (days) 60		
					Destination 30		
Line	GSA Sale?	Quantity	Unit Of Measure	Part Number	Description	Unit Price	Line Total
1	On GSA	1	EA	800-05011-01	Geminii Rugged handheld system integrating Raman and F IIR spectroscopy for identification of unknown solid and liquid chemicals and explosives. Including 1 year Warranty, 1 year Support, and On-Site Training within the Continental United States (CONUS). One 4-hour course per instrument for up to 12 students. Expires 9 months after date of purchase.	\$90,881.69	\$90,881.69
2	Open Market	1	EA	820-05112-01	2 yr Gemini Hardware Warranty. Products returned to the factory will be quickly repaired and returned after receipt. Customer and Software Support. Customer Support Center is available 24/7/365. Staff scientists are on call 24/7/365 to provide comprehensive Reachback support, from initial assessment to detailed spectral analysis. The latest software and library updates, user guides and training decks are available for easy download from our Customer Support webpage. Chemical library is specifically created using Thermo Scientific instruments, resulting in optimized analysis precision.	\$13,238.50	\$13,238.50
3							
4							
5							
6							
				SUBTOTAL			\$104,120.19
				SALES Tax (if applicable)		0.00%	\$0.00
				FREIGHT			\$65.00
				CONTRACT FEES (if applicable)		0.00%	\$0.00
				TOTAL			\$104,185.19
PLEASE REFERENCE THE QUOTE NUMBER WHEN ORDERING THANK YOU FOR YOUR BUSINESS							
FR Terms and Conditions can be found here. Acceptance of quote assumes acceptance of terms and conditions.							

Resolution to Surplus and Dispose of Police Department Equipment

WHEREAS, the Basic Law Enforcement Training program at Mitchell Community College is interested in obtaining surplus ballistic vests and police gear that the Mooresville Police Department has taken out of service; and

WHEREAS, Section 160A-279 of the North Carolina General Statutes permits the sale of property to entities carrying out a public purpose and/or procedure; and

WHEREAS, the promise to continue the equipment in public use constitutes sufficient consideration for the conveyance of such property; and

WHEREAS, it is the desire of the Mooresville Board of Commissioners to provide such equipment to local public service organizations when not needed for Town purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Mooresville Board of Commissioners hereby declare ballistic vests and outer carriers, duty belts, magazine pouches, handcuffs, and other related gear that has been taken out of service, to be surplus and authorize the Purchasing Agent to convey this equipment to the Mitchell Community College BLET program provided the equipment will continue to be used in carrying out a public purpose and/or procedure.

Adopted this the 15th day of October, 2018.

Miles Atkins, Mayor
Town of Mooresville

ATTEST:

Janet Pope
Town Clerk



20 September 2018

Chief Damon Williams
Mooresville Police Department
750 West Iredell Avenue
Mooresville NC 28115

Chief Williams,

This letter is to serve as a request for a donation of ballistic vests, ballistic vest outer carriers, duty belts, magazine pouches, handcuffs, and any other police gear that are of no longer use to your agency. I would like to inform you that the vests will not be used as a means of safety or protection to the cadet. The vests are to be used as a form of uniform adaptivity training. The cadets are informed of the purpose of the vests and are trained to utilize handgun safety procedures as if they were not wearing a vest. All other equipment donated will be used for training purposes only and utilized/worn during training only. Thank you for your consideration in this matter and for helping Mitchell Community College's Basic Law Enforcement Training (BLET) Program accomplish their goal of producing well trained future law enforcement officers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tina S. Fleming', with a large, stylized loop at the end.

Tina S. Fleming
BLET Director
Mitchell Community College

BUDGET ANALYST

Position Code:
WC Code: 9410
FLSA Status: Non-Exempt
Pay Grade: 354
Location: Finance
Approval Date: 2018

General Statement of Duties

Performs professional and complex administrative work and is responsible for consolidating data for the presentation of the budget and performance measures.

Distinguishing Features of the Class

An employee in this class performs professional level work in analyzing budgetary data, budgetary requests, and interpreting and applying budget guidelines. Work is performed in accordance with established municipal procedures, local ordinances and North Carolina General Statutes. Work is performed under the direction of the Finance Director.

Duties and Responsibilities

Perform budget preparation and financial research to support the formulation and administration of the annual operating and/or capital budget.

Send notifications to each of the Town's departments requesting budget information.

Schedule the Operating and Capital Budget discussion and decision meetings for the departments to discuss budget requests with Finance Director, Town Manager and Deputy Town Managers. Perform a comprehensive analysis of department expenditures and recommends budget adjustments based on historical financial research and comparison.

Assist with problem solving of budget issues such as feasibility of service expansion. Research and implements budgeting innovations and best practices.

Plan and carries out budget procedures including monthly monitoring of department expenditures and revenues and communicates monitoring status to management. Assist in the development of multi-year forecast estimates for department expenditures and revenues; reviews department performance measures.

Lead teams, facilitate meetings, and draft high-quality documents and materials.

Handle legal advertisements for public hearings and public input meetings related to budget process and Town Board.

Coordinate the preparation of the detailed budget document.

Assist departments in preparing budget transfers and amendments, agenda items and supporting information; explains policies and procedures; and gives advice on management issues.

Update fee schedules for the annual budget manual.

Prepare and present written reports with recommendations.

Provide support for Finance Director and assists with special studies that require data compilation; analyzes and interprets information in oral and written presentations.

Coordinate or participate in special projects.

Perform other duties as required.

Recruitment and Selection Guidelines

Knowledge, Skills, and Abilities

Comprehensive Knowledge of North Carolina Statutes and of local ordinances governing municipal preparation and financial practices and produces.

Comprehensive knowledge of the principles and practices of finance, budgeting and strategic planning.

Thorough knowledge of the functions and operations of municipal agencies.

Ability to communicate complex ideas, both orally and in writing.

Ability to analyze and develop budget projections.

Ability to develop and conduct technical training programs.

Ability to conduct detailed research and prepare reports and findings.

Ability to establish and maintain effective working relationships with others.

Physical Requirements

Must be able to physically perform the basic life operational functions of fingering, feeling, talking, hearing and repetitive motions.

Must be able to perform light work exerting up to 20 pounds of force occasionally, and/or up to 10 pounds of force frequently, and/or a negligible amount of force constantly to lift objects.

Must possess the visual acuity to prepare and analyze data and figures, operate a computer terminal, and do extensive reading.

Minimum Education and Experience

Bachelor's Degree in accounting or business from an accredited college or university and two to five years of experience in public finance administration; or an equivalent combination of education and experience. (Ability to achieve Certified Budget Office Certificate within five years).

Town of Mooresville

REQUEST FOR TOWN BOARD ACTION

To: The Honorable Mayor and Board of Commissioners
From: Rawls Howard, Planning and Community Development Director
Subject: **Public Hearing** to consider a **Conditional Rezoning** request from Morrison Suites LLC.

Public Hearing to consider a recommendation from the Mooresville Planning Board for a **Conditional Rezoning** request from Morrison Suites LLC. The property located at the corner of Singleton Road and Morrison Plantation Parkway is further referenced by Iredell County Tax Map PIN 4647-02-6590. The request is to rezone the property from CMX (Corridor Mixed Use) to CMX-C (Corridor Mixed Use with Conditions) for a multi-level indoor self-storage facility.

The Planning Board recommended approval of the request at the September 27, 2018 Planning Board meeting.

ACTION RECOMMENDED:

Hold the Public Hearing

Consider the Conditional Rezoning request

Consider the Statement of Reasonableness

ATTACHMENTS:

Statement of Reasonableness
Staff Report
Map and Site Plan
Land Use Plan

5 min – Staff Presentation
15 min – Applicant Presentation
3 min - Each Speaker
5 min – Rebuttal by Applicant



Town of Mooresville
NORTH CAROLINA

Post Office Box 878
Mooresville, North Carolina 28115
Telephone 662-7040

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

To: Mayor Miles Atkins and Honorable Board of Commissioners

From: Rawls Howard, Planning and Community Development Director

Date: October 15, 2018

Subject: October 15, 2018 Agenda, Town of Mooresville Town Board
Statement of Reasonableness and Compliance
CZC-2018-18
Corner of Singleton Road and Morrison Plantation Parkway

- ☐ The zoning amendment **is approved and is consistent with the town's Comprehensive Land Use Plan** and is reasonable and in the public interest because _____
- _____
- _____
- ☐ In addition to approving this zoning amendment, this approval is **also deemed an amendment to the town's Comprehensive Land Use Plan**. The change in conditions the Town Board has taken into account in amending the zoning ordinance to meet the development needs of the community are as follows: _____
- _____
- _____
- ☐ The zoning amendment **is rejected because it is inconsistent with the town's Comprehensive Land Use Plan** and is not reasonable and in the public interest because _____
- _____
- _____

Date: Mayor Miles Atkins

Date: Rawls Howard, Director
Planning and Community Development

Planning Board

ZONING STAFF REPORT



Case#: CZC-2018-18

Hearing Type:

☐ Zoning Establishment ☐ Conventional Rezoning ☒ Conditional Rezoning

Consideration Dates:

Planning Board: September 13, 2018 rescheduled to September 27, 2018

Public Hearing: October 15, 2018

Consideration of Approval: October 15, 2018

Notifications:

9 Notices Mailed: August 27, 2018

Notices Mailed to Adjacent Owners for Town Board: September 24, 2018*

Ad Publication Dates (for Public Hearing Only): October 3 & 10, 2018

**See attached mailing list. Per NC General Statutes, notifications are mailed only to adjacent property owners*

Applicant(s): Morrison Suites LLC

Owner(s): Morrison Suites LLC

GENERAL INFORMATION

Request: Multi-level indoor self-storage facilities

Conditions (if applicable):

Location: Corner of Singleton Road and Morrison Plantation Parkway

Parcel Number(s): 4647-02-6590

Tract Size: 3.297 acres

Planning & Community Development

SITE DATA

☐ Not Applicable

Existing Use: Vacant land

	Adjacent Zoning
N	CMX
E	CMX
W	CMX
S	CMX

Adjacent Land Uses
vacant
commercial
vacant
commercial

Applicable Small Area Plan ☐ Yes ☐ No

Applicable Plan(s):

Applicable Overlay Zones ☐ Yes ☐ No

Applicable Overlay(s): Corridor Overlay

ZONING DISTRICT STANDARDS

☐ Not Applicable

District Summary *

Zoning District Designation:	Existing CMX	Requested CMX-C
Max. Density:	8 detached; 12 attached; 15 with CUP	8 detached; 12 attached; 15 with CUP
Typical Uses		

These regulations may not reflect all requirements for all situations; see the Town of Mooresville Zoning Ordinance for all applicable regulations for site requirements for this zoning district.

INFRASTRUCTURE AND SERVICE IMPACTS

Planning & Community Development

☐ Not Applicable

ROADWAY IMPACTS:

TRANSPORTATION IMPACT ANALYSIS:

☐ NOT REQUIRED PER POLICY ☐ COMPLETED ☐ MAY BE REQUIRED UPON PLAN SUBMISSION

SUMMARY OF MITIGATION REQUIREMENTS (IF APPLICABLE):

UTILITIES: CURRENT WATER AND SEWER AVAILABILITY

☐ **The site is currently connected to and utilizing the water and sewer system.**

WATER:

☐ Not Available ☒ Available

PROVIDER:

☒ Town Utilities
☐ Private
☐ Other

SIZE OF WATER LINE: 8 inch

LOCATION: Singleton Road

SEWER:

☐ Not Available ☒ Available

PROVIDER:

☒ Town Utilities
☐ Private
☐ Other

SIZE OF SEWER LINE: 8 inch

LOCATION: Manhole on property

Comments:

ENVIRONMENTAL CONSIDERATIONS

☐ Presence of a FEMA Flood Hazard Zone
Designated Flood Zone(s): N/A

☐ Located within a Watershed Area:
☐ W-II-BW ☒ WS-IV-CA ☐ WS-IV-PA

Maximum Stream/Lake Buffer Required: 100

Maximum Impervious Coverage: 50%

OTHER SITE CONSIDERATIONS

☒ None

- ☐ Will correct a split zoning on a parcel(s).
- ☐ Potentially could create a *spot zoning*.
- ☐ Located in a designated historic district.
- ☐ Lot contains a historic structure or site
- ☐ Classified as a Bona Fide Farm.
- ☐ Cemetery known to be located on the parcel.

STAFF RECOMMENDATION SUMMARY

- Property is currently zoned CMX (Corridor Mixed Use)
- The ordinance was revised to provide for Indoor Storage use in the CMX district to allow for locations closer to residential areas.
- The zoning district permits indoor self-storage facilities upon a Conditional Zoning from the Town Board of Commissioners.
- A Concept Plan and Building elevations have been submitted, reviewed for compliance to Town requirements and approved by Town Staff.
- The request is compliant with the provisions of the Comprehensive Land Use plan.
- The applicant is proposing a 3-story facility. There is an existing precedent of 3 and 3-split floor residential and office buildings in the surrounding area.
- The facility will be accessed from Singleton Rd. and not Morrison Plantation Parkway.
- The applicant has proposed architectural treatments for all four sides of the building that would be indicative of storefront or office-style construction utilizing multiple materials, including brick, EIFS, metal, and glass.

Staff believes the request is in keeping with the Comprehensive Land Use Plan and the character of the existing surrounding development.

Staff recommends the request

Planning & Community Development

PLANNING BOARD RECOMMENDATION SUMMARY

Action:

The Planning Board finds that the proposed action

 X is **is not** consistent with the Mooresville Generalized Land Use Plan.

Passed X Denied (For 6 Against Abstained)

Commentary:

**CZC 2018-18
MORRISON SUITES LLC
PO BOX 41
SHERRILLS FORD N 28673**

**CZC 2018-18
PDI HOLDINGS LLC
11909 HIGHWAY 6
WAVERLY NE 68462**

**CZC 2018-18
CHILD CARE PROPERTIES LLC
1014 MAXWELL MILL RD
FORT MILL SC 29708**

**CZC 2018-18
CYGNUS CAROLINA LLC
3535 PEACHTREE RD NE
STE 520
ATLANTA GA 30326**

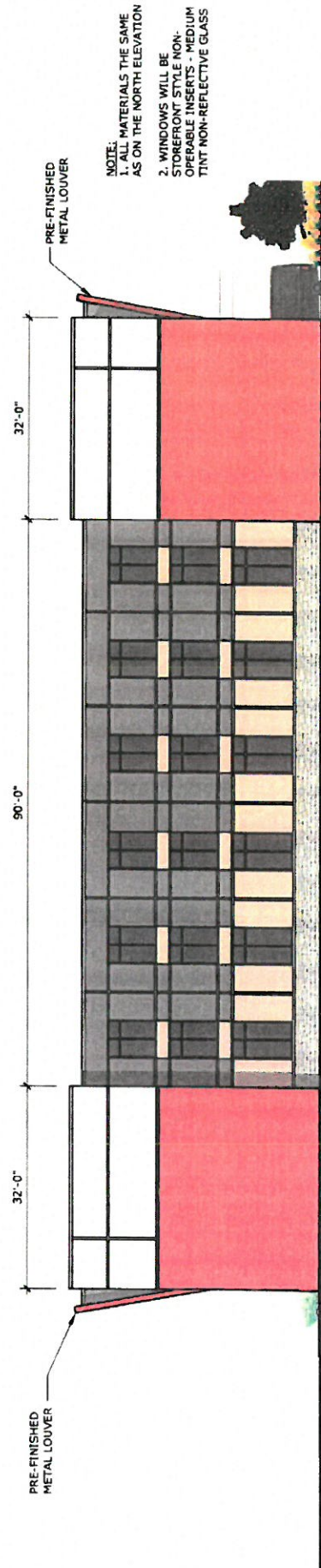
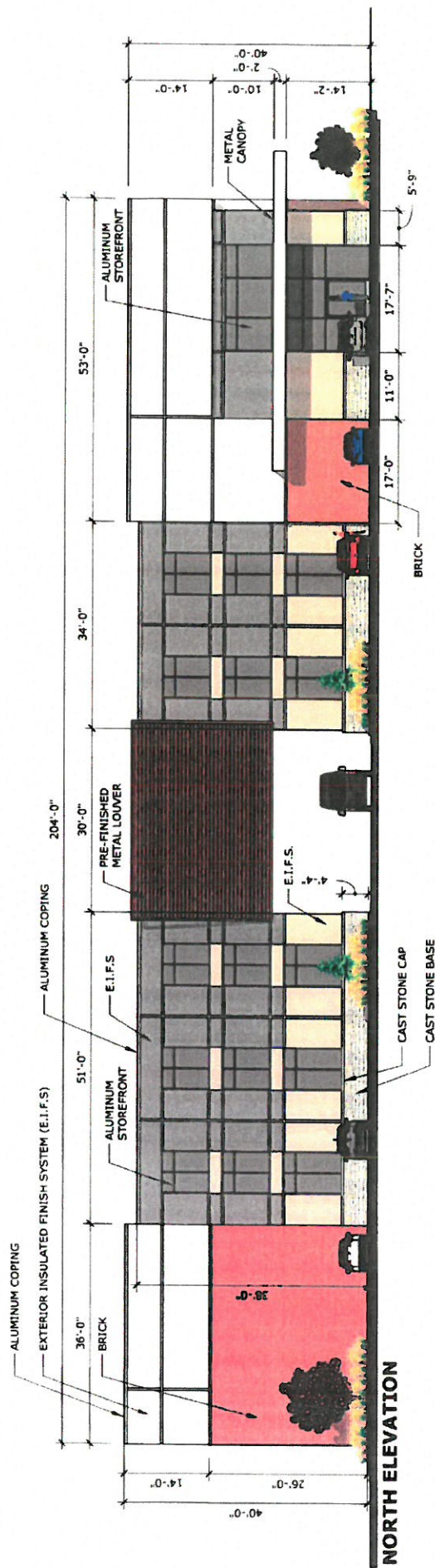
**CZC 2018-18
694 PARKWAY PLAZA LLC
19905 W CATAWBA AVE STE 202
CORNELIUS, NC 27031**

**CZC 2018-18
BDC CAPITAL INC
500 N WASHINGTON ST
ALEXANDRIA VA 2231**

**CZC 2018-18
BDC CAPITAL INC
500 N MASHINGTON ST
ALEXANDRIA VA 22314**



Morrison Plantation Pkwy + Singleton Rd

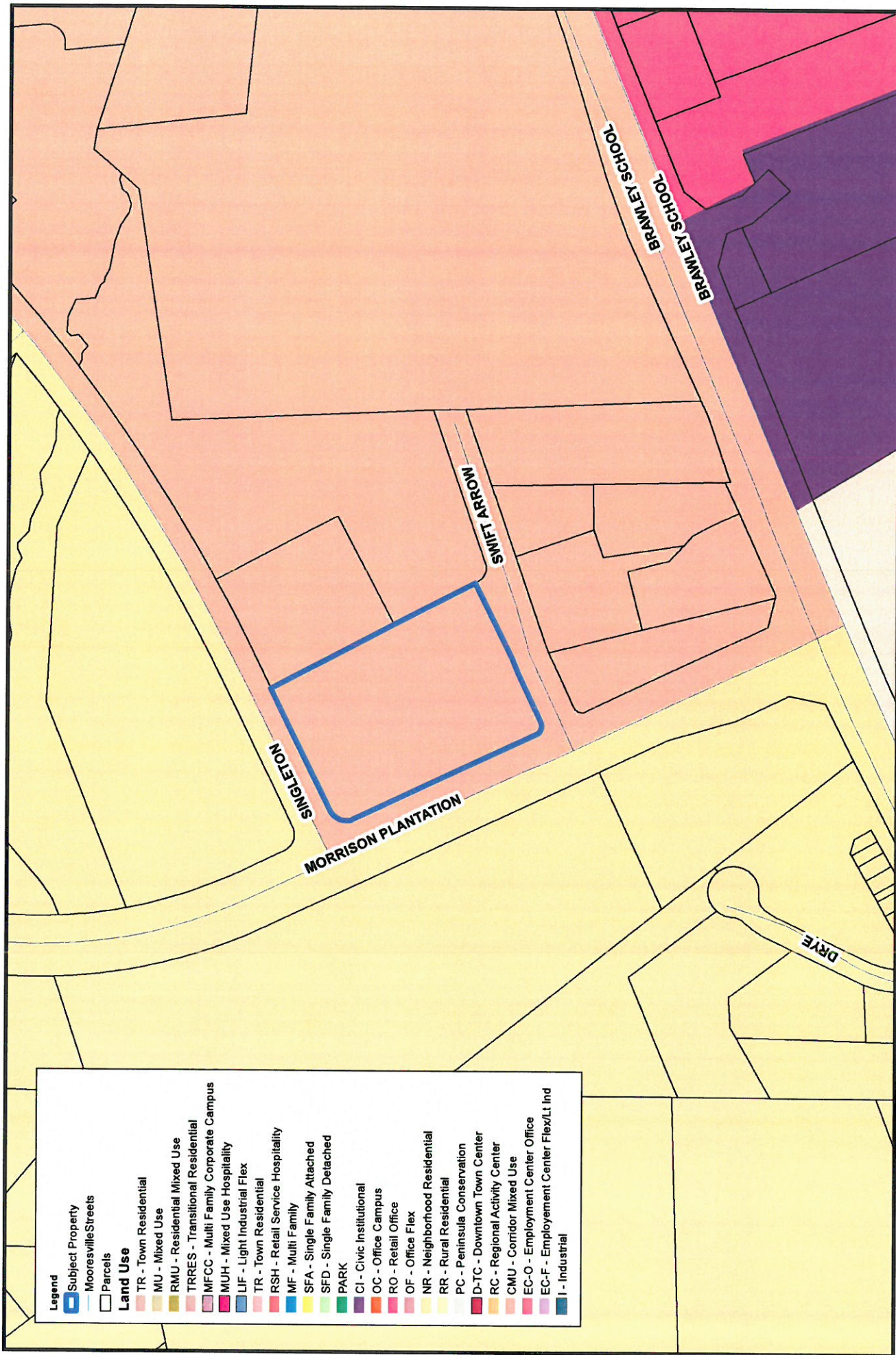


NOTE:
 1. ALL MATERIALS THE SAME AS ON THE NORTH ELEVATION
 2. WINDOWS WILL BE OPERABLE STYLE NON-REFLECTIVE GLASS
 3. OPERABLE INSERTS MEDIUM TINT NON-REFLECTIVE GLASS



ELEVATION MATERIALS - STORAGE FACILITY
MOORESVILLE, NC

7-10-2018



Legend

- Subject Property
- Mooresville Streets
- Parcels

Land Use

- TR - Town Residential
- MU - Mixed Use
- RMU - Residential Mixed Use
- TRRES - Transitional Residential
- MFCC - Multi Family Corporate Campus
- MUH - Mixed Use Hospitality
- LIF - Light Industrial Flex
- TR - Town Residential
- RSH - Retail Service Hospitality
- MF - Multi Family
- SFA - Single Family Attached
- SFD - Single Family Detached
- PARK
- CI - Civic Institutional
- OC - Office Campus
- RO - Retail Office
- OF - Office Flex
- NR - Neighborhood Residential
- RR - Rural Residential
- PC - Peninsula Conservation
- D-TC - Downtown Town Center
- RC - Regional Activity Center
- CMU - Corridor Mixed Use
- EC-O - Employment Center Office
- EC-F - Employment Center Flex/LI Ind
- I - Industrial

Corridor Mixed Use – The Corridor Mixed Use planning areas are commercial in character, with small shopping centers, automobile services, offices, retail stores, restaurants and commercial uses that may not be appropriate for an activity center due to levels of noise and requirements door space. The corridors create a transition buffer between land uses.



Town of Mooresville

REQUEST FOR TOWN BOARD ACTION

To: The Honorable Mayor and Board of Commissioners
From: Rawls Howard, Planning and Community Development Director
Subject: **Public Hearing** to consider a **Conditional Rezoning** request from Your Self Storage LLC.

Public Hearing to consider a recommendation from the Mooresville Planning Board for a **Conditional Rezoning** request from Your Self Storage LLC. The property located at 135 East Waterlynn Road is further referenced by Iredell County Tax Map PIN's 4656-03-0125, 4656-03-1521 and 4646-93-7461. The request is to rezone the property from NMX (Neighborhood Mixed Use) to CMX-C (Corridor Mixed Use with Conditions) to facilitate an indoor self-storage.

The Planning Board recommended approval of the request at the September 27, 2018 Planning Board meeting.

ACTION RECOMMENDED:

Hold the Public Hearing

Consider the Conditional Rezoning request

Consider the Statement of Reasonableness

ATTACHMENTS:

Statement of Reasonableness

Staff Report

Map and Site Plans

Land Use Plan

5 min – Staff Presentation

15 min – Applicant Presentation

3 min - Each Speaker

5 min – Rebuttal by Applicant



Town of Mooresville
NORTH CAROLINA

Post Office Box 878
Mooresville, North Carolina 28115
Telephone 662-7040

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

To: Mayor Miles Atkins and Honorable Board of Commissioners

From: Rawls Howard, Planning and Community Development Director

Date: October 15, 2018

Subject: October 15, 2018 Agenda, Town of Mooresville Town Board
Statement of Reasonableness and Compliance
ZC-2018-08
136 East Waterlynn Road

- ☐ The zoning amendment **is approved and is consistent with the town's Comprehensive Land Use Plan** and is reasonable and in the public interest because _____

- ☐ In addition to approving this zoning amendment, this approval is **also deemed an amendment to the town's Comprehensive Land Use Plan**. The change in conditions the Town Board has taken into account in amending the zoning ordinance to meet the development needs of the community are as follows: _____

- ☐ The zoning amendment **is rejected because it is inconsistent with the town's Comprehensive Land Use Plan** and is not reasonable and in the public interest because _____

Date: Mayor Miles Atkins

Date: Rawls Howard, Director
Planning and Community Development

ZONING STAFF REPORT



Case#: CZC-2018-08

Hearing Type:

☐ Zoning Establishment ☐ Conventional Rezoning ☒ Conditional Rezoning

Consideration Dates:

Planning Board: September 13, 2018 rescheduled to September 27, 2018

Public Hearing: October 15, 2018

Consideration of Approval: October 15, 2018

Notifications:

9 Notices Mailed: August 27, 2018

Notices Mailed to Adjacent Owners for Town Board: September 24, 2018*

Ad Publication Dates (for Public Hearing Only): October 3 & 10, 2018

*See attached mailing list. Per NC General Statutes, notifications are mailed only to adjacent property owners

Applicant(s): Your Self Storage, LLC

Owner(s): Your Self Storage, LLC

GENERAL INFORMATION

Request: Rezone the property from NMX to CMX-C to facilitate an Indoor Self Storage.

Conditions (if applicable):

Location: 136 East Waterlynn Road

Parcel Number(s): 4656-03-0125, 4656-03-1521 & 4646-93-7461

Tract Size: 12.45 acres

Planning & Community Development

SITE DATA

☐ Not Applicable

Existing Use: Vacant land

	Adjacent Zoning
N	CU R-5
E	R2 & NMX
W	R-2
S	NMX & RMX

Adjacent Land Uses
Residential
Residential
Residential
Residential

Applicable Small Area Plan ☒ Yes ☐ No

Applicable Plan(s):

Applicable Overlay Zones ☐ Yes ☒ No

Applicable Overlay(s): Corridor Overlay

ZONING DISTRICT STANDARDS

☐ Not Applicable

District Summary *

Zoning District Designation:	Existing NMX	Requested CMX-C
Max. Density:	8 detached and 12 attached units per acre	N/A
Typical Uses	Attached and detached residential uses and limited commercial uses	Commercial and manufacturing uses

These regulations may not reflect all requirements for all situations; see the Town of Mooresville Zoning Ordinance for all applicable regulations for site requirements for this zoning district.

INFRASTRUCTURE AND SERVICE IMPACTS

☐ Not Applicable

ROADWAY IMPACTS:

TRANSPORTATION IMPACT ANALYSIS:

☒ NOT REQUIRED PER POLICY ☐ COMPLETED ☐ MAY BE REQUIRED UPON PLAN SUBMISSION

SUMMARY OF MITIGATION REQUIREMENTS (IF APPLICABLE): N/A

UTILITIES: CURRENT WATER AND SEWER AVAILABILITY

☐ The site is currently connected to and utilizing the water and sewer system.

WATER:

☐ Not Available ☒ Available

PROVIDER:

- ☒ Town Utilities
☐ Private
☐ Other

SIZE OF WATER LINE: 12 inch

LOCATION: Waterlynn Road

SEWER:

☐ Not Available ☒ Available

PROVIDER:

- ☒ Town Utilities
☐ Private
☐ Other

SIZE OF SEWER LINE: 8"

LOCATION: Waterlynn ridge

Comments:

ENVIRONMENTAL CONSIDERATIONS

☐ Presence of a FEMA Flood Hazard Zone

Designated Flood Zone(s):

☐ Located within a Watershed Area:

☐ W-II-BW ☒ WS-IV-CA ☐ WS-IV-PA

Maximum Stream/Lake Buffer Required: 100

Maximum Impervious Coverage: 50%

OTHER SITE CONSIDERATIONS

☒ **None**

☐ Will correct a split zoning on a parcel(s).

☐ Potentially could create a *spot zoning*.

☐ Located in a designated historic district.

Planning & Community Development

- ☐ Lot contains a historic structure or site
- ☐ Classified as a Bona Fide Farm.
- ☐ Cemetery known to be located on the parcel.

STAFF RECOMMENDATION SUMMARY

PLANNING BOARD RECOMMENDATION SUMMARY

Action:

The Planning Board finds that the proposed action

 X is is **not** consistent with the Mooresville Generalized Land Use Plan.

Passed X Denied (For 4 Against 2 Abstained)

Commentary:

**CZC 2018-08
YOUR SELF STORAGE LLC
157 OLD ARBORWAY RD
MOORESVILLE, NC 28117**

**CZC 2018-08
ELLA GRAHAM FAMILY
130 RINEHARDT ROAD
MOORESVILLE, NC 28115**

**CZC 2018-08
RONALD CALDWELL
122 E WATERLYNN RD
MOORESVILLE, NC 28117**

**CZC 2018-08
JOSEPH & JULIE ALGHRARY
108 E WATERLYNN RD
MOORESVILLE, NC 28117**

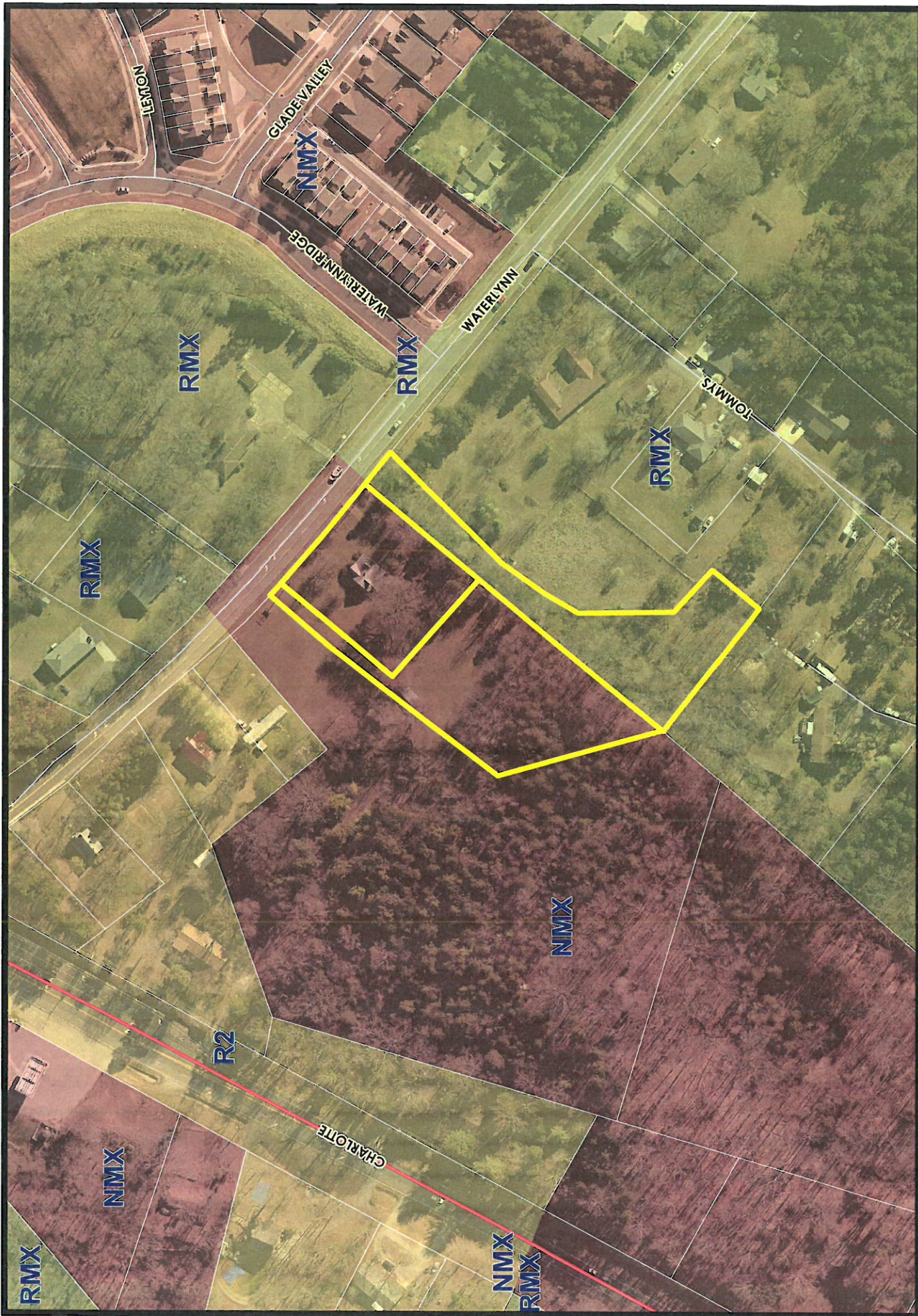
**CZC 2018-08
KAY COPE
3645 AMITY HILL RD
CLEVELAND, NC 27013**

**CZC 2018-08
CLARE BOWLES
127 E WATERLYNN RD
MOORESVILLE, NC 28117**

**CZC 2018-08
TIMOTHY & BETTY FREEZE
145 TOMMYS LN
MOORESVILLE, NC 28117**

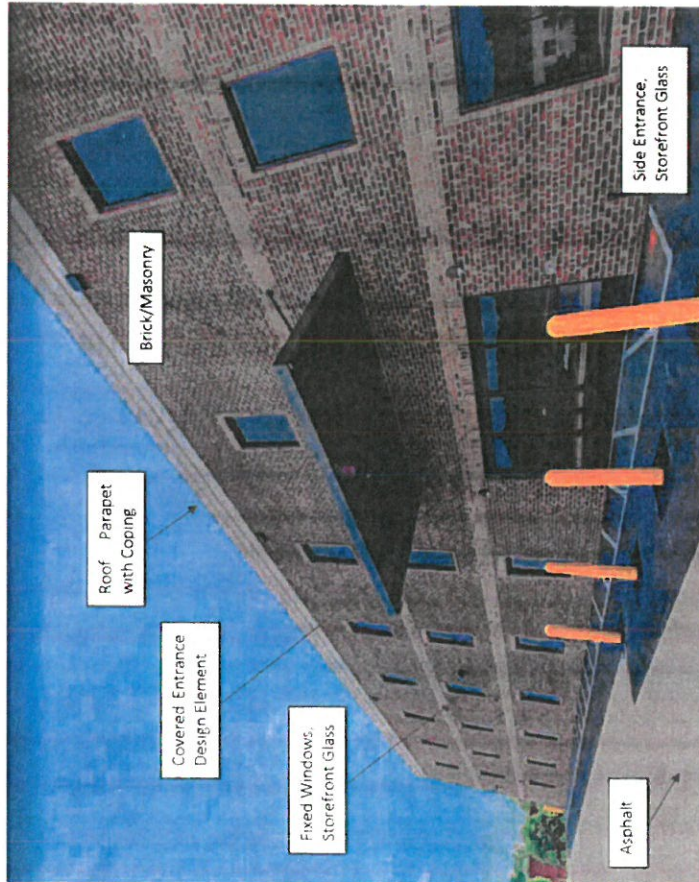
**CZC 2018-08
JOHN SHULER
3189 CHARLOTTE HIGHWAY
MOORESVILLE, NC 28115**

**CZC 2018-08
BOBBY & SANDRA JOHNSON
123 E WATERLYNN RD
MOORESVILLE, NC 28117**



130 E Waterllyn Rd

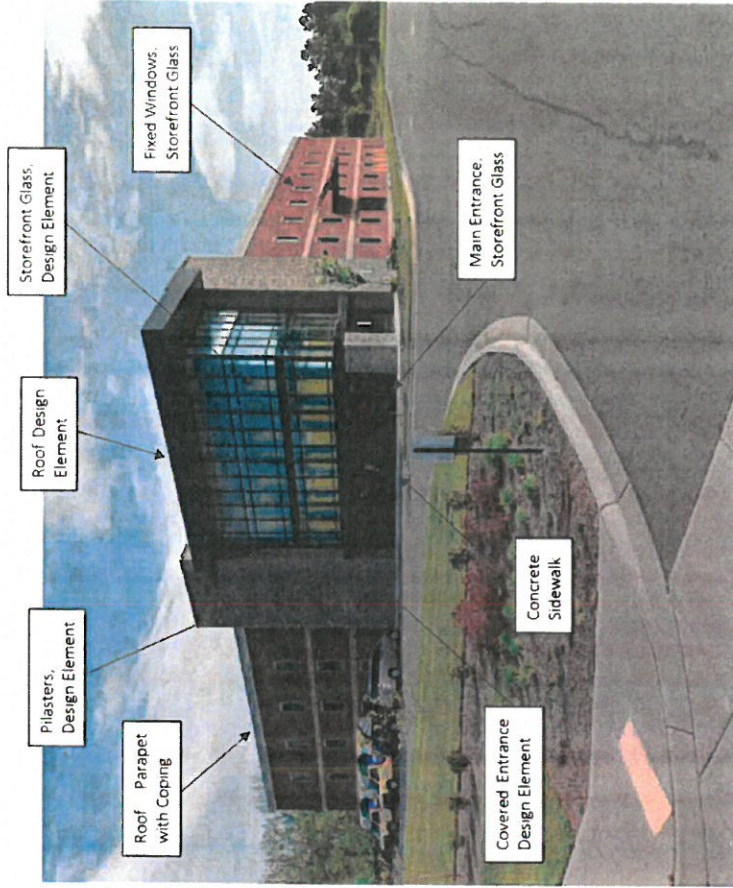




East and Rear Façade, typical

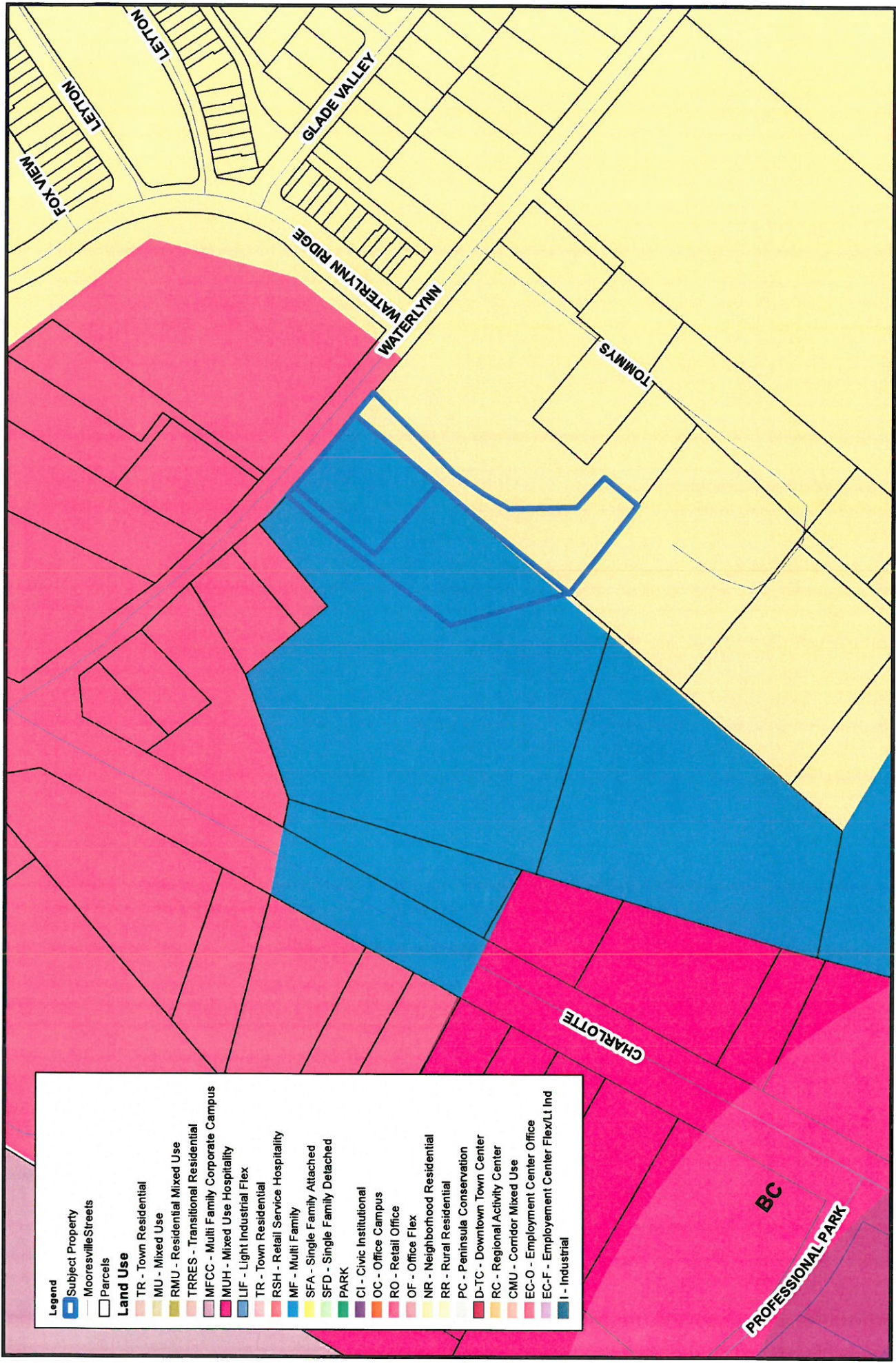


Dumpster Enclosure, typical



Front and West Façade, typical

*Note: This is a Concept Plan. The purpose of this example is to provide a visual illustration of the general look and materials planned for the proposed building. The actual design will be similar to the example shown hereon but will be based on plans prepared by the building designer.



Multi-Family Residential – This is a broader attached residential category that may include apartments. This category is generally multi-story in form and should be pedestrian-oriented with buildings located in close proximity to streets.

Neighborhood Residential – The Neighborhood Residential area will be developed as a series of interconnected neighborhoods with concentrated areas of more development or urban villages located along major corridors, supporting the potential for local transit linking villages, downtown and employment centers.



10. Manager's Report.

11. Closed Session – G.S. 143-318.11

A. Economic Development – G.S. 143-318.11(a)(4)

B. Property Acquisition – G.S. 143-318.11(a)(5)

**Donna R. Holcombe
1050 South Magnolia Street
Stormwater Retention Pond**

C. Consult with Attorney – G.S. 143-318.11(a)(3)